



ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch Umari

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002
To,

1. M/s S B Impex (Proprietorship Firm, Proprietor – Shri Nikhil Khandelwal S/o Vinod Kumar Khandelwal) Aadarsh Nagar, Near Chandra View Hotel, Rewa Road, Raghurajnagar, Satna, 485001	2. Shri Nikhil Khandelwal (Proprietor of M/s S B Impex) S/o Late Vinod Kumar Khandelwal Aadarsh Nagar, Near Chandra View Hotel, Rewa Road, Raghurajnagar, Satna, 485001
3. Smt. Anjani Devi Khandelwal (Guarantor & Mortgagor) W/o Late Vinod Kumar Khandelwal Aadarsh Nagar, Near Chandra View Hotel, Rewa Road, Raghurajnagar, Satna, 485001	4. Smt. Shweta Khandelwal (Guarantor & Mortgagor) W/o Shri Nikhil Khandelwal C/o Late Vinod Kumar Khandelwal Aadarsh Nagar, Near Chandra View Hotel, Rewa Road, Raghurajnagar, Satna, 485001

Sub: Loan account – M/s S B Impex (A/c No 50035652239–OCC and 7133218701 – TL) with Indian Bank, Umari Branch.

M/s S B Impex, availed OCC and TL, facility from Indian Bank, Umari Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s S B Impex failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 18.10.2025 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s) and Guarantor(s) liable to the Bank to pay the amount due to the tune of Rs. 10,84,67,685/- (Rs. Ten Crore Eighty-Four Lakh Sixty-Seven Thousand Six Hundred Eighty-Five Only) as on 22.08.2025 with further interest, costs, other charges and expense thereon. Both failed to make payment despite Demand Notice dated 18.10.2025.

As M/s S B Impex failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 23.12.2025 after complying with all legal formalities.

As per Sec 13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

(Signature)
प्राधिकृत अधिकारी
Authorized Officer



THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 22.08.2025 is Rs. 10,84,67,685/- (Rs. Ten Crore Eighty-Four Lakh Sixty-Seven Thousand Six Hundred Eighty-Five Only) with further interest, costs, other charges and expenses thereon from 22.08.2025.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 27.08.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from 27.07.2026 to 26.08.2026 between 10.00 am to 4.00 pm.

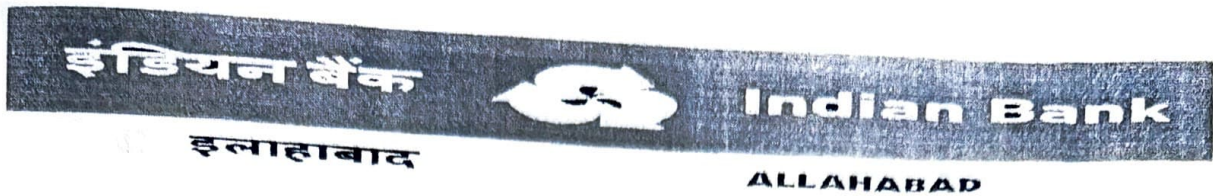
The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://ibapi.in> and www.mstcecommerce.com) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 27.07.2026 to 26.08.2026 from 10.00 am to 7.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 26.08.2026 i.e. before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.mstcecommerce.com/auctionhome/ibapi>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.



The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Authorised Officer, AC – 50373911267	Satna Main IFSC – IDIB000S594

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

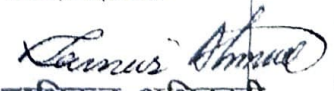
The sale is made on **“As is where is and as is what is”** basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is **without prejudice** to any other remedy available to the Secured Creditor (*this portion may be retained if it is a non-suit filed account*)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed to be obtained. (*This portion may be retained if it is a suit filed account*)

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction, Property ID No. & Incremental Amount	Prior Encumbrance
Property in the name of Smt. Shweta Kandelwal W/o Shri Nikhil Khandelwal sale deed no. – 2196 dated 27.02.2008 diversion order no- 598A-2/2009-10 dated 31.07.2010 area 2375 Sq Ft. Khasra No- 1280/1/8 & 1280/1/9 Mauza – Kripalpur, Ward No. 17/15 PHN 109 Satna, Vikash Khand Sohawal, Tehsil – Raghurajnagar, Distt.- Satna, M.P. 485001	Rs.2,08,00,000/-	Rs.20,80,000/-	27.08.2026 11.00AM TO 5.00PM IDIB50035652239 Bid incremental amount- Rs.2,00,000/- 	Nil



Boundaries: (As per Sale Deed)
 North: Approved road along with railway line passing from 1261/2/JHa
 South :Land of Shri Vedprakash Mongia
 East: Land of Shri Vedprakash Mongia
 West: Land of Shri Jain

Property in the name of Mr. Nikhil Khandelwal S/o Late Vinod Kumar Khandelwal and Mrs. Shweta Khandelwal W/o Mr. Nikhil Khandelwal Nazrool Sheet no.47 D area 1312 Sq.Ft. Plot No. 167/2 Mauza – Satna, Ward No. 41 near 24 carat showroom, Hanuman Chowk, Tehsil - Raghurajnagar, Distt. - Satna, M.P. 485001

Boundaries (as per sale deed):
 North: House of Mahendra Jain
 South: Govt. Road Hanuman Chowk to Bazar
 East : House of Mahendra Jain
 West: House of Lalit Kishore & Others

Rs.4,04,48,250/-

Rs.40,44,825/-

27.08.2026
 11.00AM TO
 5.00PM

IDIB500356522392

Bid incremental
 amount-
 Rs.4,00,000/-

Nil

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-23400020/23400021/23400022 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com.

Tamur Sharma

प्राधिकृत अधिकारी

Authorized Officer

Place: SATNA

Date: 21.07.2026

इंडियन बैंक / Indian Bank
 AUTHORIZED OFFICER